

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
APRIL 6, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, APRIL 6, 2006**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.

1. Approval of March 16, 2006 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-6 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of March 23, 2006. Don Anderson, Darrell Downing, Mitch Mitchell, Bob Aldrich, Hoyt Hillman, and Michael Gisick, present. Bill Johnson, absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2006-02) S/D on 2-23-06 approved, vote (6-0), MAPC deferred 3-8-06 & 3-16-06;
Agenda Item 2-2 (SUB2005-133) Approved, vote (6-0); Agenda Item 2-3 (SUB2006-15) Approved, vote (4-2);
Agenda Item 2-4 (SUB2006-16) Approved, vote (6-0); Agenda Item 2-5 (SUB2006-18) Approved, vote (6-0);
Agenda Item 2-6 (DR2006-04) Approved, vote (6-0);
Agenda Item 3-1 (VAC2006-07) Approved, vote (7-0) MAPC deferred 3-16-06;
Agenda Item 3-2 (VAC2006-08) Approved, vote (6-0); Agenda Item 3-3 (VAC2006-09) Approved, vote (6-0);
Agenda Item 3-4 (VAC2006-10) Approved, vote (6-0); Agenda Item 3-5 (VAC2006-11) Approved, vote (6-0);
Agenda Item 3-6 (VAC2006-12) Approved, vote (6-0); Agenda Item 3-7 (VAC2006-13) Approved, vote (6-0);
Agenda Item 3-8 (VAC2006-14) Approved, vote (6-0);

- 2-1. **SUB2006-02: Final Plat – USD 385 ADDITION**, located north of Central and on the west side of 159th Street East.

Engineer: Baughman Company, P.A.

Acreage: 16.89

Total Lots: 1

- 2-2. **SUB 2005-133: Final Plat -- SYCAMORE POND ADDITION**, located south of 47th Street South and on the east side of Seneca.

Engineer: Ruggles and Bohm, P.A.

Acreage: 37.40

Total Lots: 104

- 2-3. **SUB 2006-15: One-Step Final Plat -- DATER ADDITION**, located north of 37th Street North and on the east side of 167th Street West.

Engineer: Terra Tech land Surveying, Inc.

Acreage: 5.0

Total Lots: 1

- 2-4. **SUB 2006-16: One-Step Final Plat -- EMERALD BAY LIFT STATION ADDITION**, located south of 29th Street North and west of West Street.

Engineer: Ruggles and Bohm, P.A.

Acreage: 0.58

Total Lots: 1

2-5. DR 2006-04: Street Name Change From Armour Drive to Towne East Mall Drive.

❖ PUBLIC HEARINGS – VACATION ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 and 3-8 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. VAC 2006-07: Request to Vacate a Portion of a Platted Right-of-way**, generally located north of Douglas Avenue and between Market and Broadway Avenue.
- 3-2. VAC 2006-08: Request to Vacate Street Right-of-Way**, between Woodland and Burns Avenues, generally located south of 25th Street North and west of Arkansas Avenue.
- 3-3. VAC 2006-09: Request to Vacate Multiple Encroachments into Platted Setbacks**, generally located north of 55th Street South, east of 167th Street West, and on the southwest corner of Kingsbury Lane and Annapolis Avenue.
- 3-4. VAC 2006-10: Request to Vacate a Portion of a Platted Sewer and Utility Easement**, generally located on the northeast corner of 21st Street North and Maize Road.
- 3-5. VAC 2006-11: Request to Vacate a Platted Easement on Multiple Lots**, generally located north of 21st Street North and east of 127th St East, east of Williamsgate Street, on the north side Ayesbury Street.
- 3-6. VAC 2006-12: Request to Vacate a Portion of Platted Setback**, generally located west of Oliver Avenue, south of Mt Vernon Road, on the west side of Dellrose Avenue.
- 3-7. VAC 2006-13: Request to Vacate a portion of Platted Street Right-of-Way**, generally located southeast of the Market Avenue - 9th Street North intersection.
- 3-8. VAC 2006-14: Request to Vacate a Portion of a Platted Alley**, generally located between Ohio and Indiana Avenues and 1st and 2nd Streets.

❖ PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

- 4.**

Case No.:	ZON2006-05
Request:	Zone change from “SF-5” Single-family Residential to “GI” General Industrial
General Location:	West of Broadway and south of I-235 (3851 and 3901 N. Broadway)
District Advisory Board:	VI considered April 3, 2006
Presenting Planner:	Scott Dunakey

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Case No.:	ZON2006-06
Request:	Zone change from “SF-5” Single-family Residential to “GI” General Industrial
General Location:	West of Broadway and south of I-235 (3939 N. Fairview)
District Advisory Board:	VI considered April 3, 2006
Presenting Planner:	Scott Dunakey

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Case No.:	CUP2006-07 DP296 Associated with (ZON2006-08)
Request:	The creation of Faber Community Unit Plan; and zone change from “SF-5” Single-family Residential to “LC” Limited Commercial and “GO” General Office
General Location:	On the northeast corner of 29th Street North & 119th Street West

- District Advisory Board: V considered April 3, 2006
Presenting Planner: Donna Goltry
7. Case No.: ZON2006-10
Request: Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential
General Location: On the northwest corner of Hoover Road and 8th Street North
District Advisory Board: VI considered April 3, 2006
Presenting Planner: Jess McNeely
8. Case No.: ZON2006-13 and CON2006-07
Request: Amendment to Protective Overlay #136 to remove “car wash” from list of prohibited uses and a Conditional Use to permit a car wash
General Location: At the southwest corner of Central and Ellison
District Advisory Board: II considered April 3, 2006
Presenting Planner: Dale Miller
9. Case No.: ZON2006-09
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: West of Tyler Road approximately 1/5 mile south of Central (535 N. Tyler)
Presenting Planner: Scott Duankey
10. Case No.: CON2006-06
Request: Conditional Use to permit a sanitary sewer lift station on property zoned “SF-5” Single-family Residential
General Location: West of West Street, south of 29th Street North
Presenting Planner: Scott Dunakey
11. Case No.: DER2006-00005
Request: Amendment to The April 19, 2001 Edition of the Wichita Sedgwick County Unified Zoning Code to define “Farmers Markets,” specify supplementary use regulations for Farmers Markets, and add Farmers Markets as an allowable use in the “LC” Limited Commercial, “OW” Office Warehouse, “GC” General Commercial, “IP” Industrial Park, “CBD” Central Business District, “LI” Limited Industrial and “GI” General Industrial zoning districts
Presenting Planner: Scott Dunakey
12. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission